

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: FREMONT COUNTY  
Local Government Number: 36

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL	36004	4
FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL	36005	1

**TIF Debt Outstanding: 1,247,856**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
---	----------	----------	---

TIF Revenue:	311,845
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>311,845</b>

Rebate Expenditures:	287,921
Non-Rebate Expenditures:	23,924
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>311,845</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
---	----------	----------	---

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 936,011**

## Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL  
 UR Area Number: 36004  
 UR Area Creation Date: 12/2001  
 UR Area Purpose: I-29 Agri-Business Park Urban Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	36059	36060	0
SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	36061	36062	0
WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	36063	36064	0
BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM	36069	36070	10,368,940

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,877,580	379,980	11,316,930	0	0	0	15,574,490	0	15,574,490
Taxable	2,323,966	200,693	11,316,930	0	0	0	13,841,589	0	13,841,589
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 248,452  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 248,452**

Rebate Expenditures: 248,452  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 248,452**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For **FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL**

### **I-29/Hwy 2 SID, L.L.C.**

Description:	Commerican Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For **FREMONT COUNTY I-29 AGRI-BUSINESS PARK** **URBAN RENEWAL**

### **Sapp Bros. TIF**

Debt/Obligation Type:	Other Debt
Principal:	1,028,556
Interest:	0
Total:	1,028,556
Annual Appropriation?:	No
Date Incurred:	12/16/2001
FY of Last Payment:	2017

## **Rebates For FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL**

**2496 210th Ave., Percival, IA**

TIF Expenditure Amount:	248,452
Rebate Paid To:	I-29 Hwy 2 L.L.C.
Tied To Debt:	Sapp Bros. TIF
Tied To Project:	I-29/Hwy 2 SID, L.L.C.
Projected Final FY of Rebate:	2017

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

### TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)  
 TIF Taxing District Name: BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM  
 TIF Taxing District Inc. Number: 36060

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,345,790	278,950	557,840	0	0	0	2,182,580	0	2,182,580
Taxable	806,575	147,332	557,840	0	0	0	1,511,747	0	1,511,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,213,400	969,180	0	969,180	23,639

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)  
 TIF Taxing District Name: SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM  
 TIF Taxing District Inc. Number: 36062

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	626,100	0	0	0	0	0	626,100	0	626,100
Taxable	375,246	0	0	0	0	0	375,246	0	375,246
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	466,170	159,930	0	159,930	3,841

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
TIF Taxing District Inc. Number:	36064
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,839,000	101,030	0	0	0	0	1,940,030	0	1,940,030
Taxable	1,102,175	53,361	0	0	0	0	1,155,536	0	1,155,536
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,121,210	818,820	0	818,820	19,705

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM
TIF Taxing District Inc. Number:	36070
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	66,690	0	10,759,090	0	0	0	10,825,780	0	10,825,780
Taxable	39,970	0	10,759,090	0	0	0	10,799,060	0	10,799,060
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	430,120	10,395,660	10,368,940	26,720	652

FY 2014 TIF Revenue Received: 248,452



## Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL  
 UR Area Number: 36005

UR Area Creation Date: 05/2002

UR Area Purpose: The County's primary objective in the Urban Renewal Area is to promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM	36071	36072	1,486,999

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,825,920	0	0	0	-5,556	2,820,364	0	2,820,364
Taxable	0	1,492,555	0	0	0	-5,556	1,486,999	0	1,486,999
Homestead Credits									9

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 63,393  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 63,393**

Rebate Expenditures: 39,469  
 Non-Rebate Expenditures: 23,924  
 Returned to County Treasurer: 0  
**Total Expenditures: 63,393**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

### GMNW Investments, LLC

Description:	Urban Renewal Area
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### LMI Project

Description:	SWIPCO Dues
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

### Waubonsie Ridge

Debt/Obligation Type:	Rebates
Principal:	159,213
Interest:	0
Total:	159,213
Annual Appropriation?:	No
Date Incurred:	11/07/2003
FY of Last Payment:	2020

### LMI Project

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	60,087
Interest:	0
Total:	60,087
Annual Appropriation?:	No
Date Incurred:	11/07/2003
FY of Last Payment:	2020

## **Non-Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL**

TIF Expenditure Amount:	23,924
Tied To Debt:	LMI Project
Tied To Project:	LMI Project

## **Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL**

### **Sec 21 Twp 68 Range 42**

TIF Expenditure Amount:	39,469
Rebate Paid To:	MNW Investments L.L.C.
Tied To Debt:	Waubonsie Ridge
Tied To Project:	GMNW Investments, LLC
Projected Final FY of Rebate:	2032

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL (36005)  
 TIF Taxing District Name: SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM  
 TIF Taxing District Inc. Number: 36072

TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2002

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,825,920	0	0	0	-5,556	2,820,364	0	2,820,364
Taxable	0	1,492,555	0	0	0	-5,556	1,486,999	0	1,486,999
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	39,150	1,486,999	1,486,999	0	0

FY 2014 TIF Revenue Received: 63,393